

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name East Third Street Historic District

other names/site number _____

2. Location

street & number 424-520 East Third Street (south side only) not for publication n/a

city or town Dayton vicinity n/a

state Ohio code OH county Montgomery code 113 zip code 45402

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain): _____	_____	_____

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
6	0	buildings
		sites
1	0	structures
		objects
7	0	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)
Historic and Architectural Resources of
the Webster Station Area, Dayton, Ohio

**Number of contributing resources previously listed
in the National Register**

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

commerce: warehouse

commerce: business

industry: manufacturing

transportation: rail related

Current Functions

(Enter categories from instructions)

commerce: warehouse

commerce: business

commerce: professional

vacant: not in use

7. Description

Architectural Classification

(Enter categories from instructions)

late Victorian: Romanesque

late 19th and early 20th century

revivals: Classical Revival

Materials

(Enter categories from instructions)

foundation concrete

walls brick

reinforced concrete

roof built-up

other stone, terra cotta, iron, wood

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering _____

Areas of Significance

(Enter categories from instructions)

architecture _____
 industry _____
 commerce _____

Period of Significance

1893 to 1950 _____

Significant Dates

n/a _____

Significant Person

(Complete if Criterion B is marked above)

n/a _____

Cultural Affiliation

n/a _____

Architect/Builder

not identified _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Ohio Historic Preservation Office

Name of Property

County and State

10. Geographical Data

Acreeage of Property 1.1 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 16 741100 4404740
Zone Easting Northing
2 16 741210 4404780

3 16 741220 4404720
Zone Easting Northing
4 16 741140 4404715

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Fred Mitchell and Margo Warminski

organization Historic Preservation Associates date July, 2000

street & number 1026 Lenox Place telephone 513-751-9629

city or town Cincinnati state Ohio zip code 45229

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name The Cannery at Webster Station

street & number 29 Wayne Avenue telephone 937-461-5638

city or town Dayton state Ohio zip code 45402

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form should be sent to the Office of Management and Budget, Paperwork Project (0182-0047), Washington, DC 20503-2972; and the Office of

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

East Third Street Historic District
Montgomery County, Ohio

7. Description

The East Third Street Historic District is found along the south side of East Third Street just east of its intersection with Wayne Avenue in Dayton, Ohio. It incorporates six light industrial buildings built between 1893 and 1910 and a brick paver alley. These buildings form a cohesive group that are related, one to another, because of their juxtaposition in location, scale and period of construction, architectural character, materials of construction, feeling, and association.

The district lies three blocks east of Dayton's central business district. East Third Street is a major east-west thoroughfare of central Dayton with varied land uses including industrial, commercial, and residential. Located opposite these building, on the north side of East Third Street and along Wayne Avenue is located a small grouping of important similar period industrial buildings. In addition, the immediate vicinity includes a mix of industrial buildings that were constructed from ca. 1880 to ca. 1925. Some buildings have been drastically altered with a loss of important details; thus their architectural significance has been diminished. In addition, several vacant lots to the east and south of this grouping further isolate it from surrounding buildings. Adjoining the proposed district on the west is a small freestanding coffee shop built ca. 1940-50. To the south is a Commercial style building built in the 1930s whose integrity has been diminished by unsympathetic alterations and additions. A vacant lot lies just east of the district boundary.

The district includes the following properties:

1. Barney/Throckmorton Building; Barney Power Building (1893) 424-444 East Third Street; SEC Wayne Avenue

Built on a massive scale, the Barney/Throckmorton Building dominates the intersection of East Third Street and Wayne Avenue. Its massive streetscape facades are of equal importance and identical in configuration, and its angled main entrance further articulates the building's corner location. The Third Street elevation exhibits seven bays, while the Wayne Avenue elevation is six bays wide with the first bay on each side slightly wider than the others. The building stands five stories high with a flat roof behind a low parapet. The exterior is clad in variegated brown fired brick, its mass relieved by and embellished with a variety of decorative masonry treatments.

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East Third Street Historic District
Montgomery County, Ohio

7. Description (continues)

The building's storefronts are framed by stout iron piers (those at the corners of the building are somewhat more massive) that rise to support an interior cornice that extends above the first floor. The second through fourth stories of the building are articulated by flat brick piers; narrow stone string courses mark each level, and continuous stone sills provide horizontal emphasis. Window treatments are triple 1/1 wooden sashes in each bay. The second through fourth story sashes are surmounted by splayed jack arches, while those of the fifth story are fully arched. A projecting brick cornice with arcaded corbel table completes the upper-story composition. The rear elevation, facing an alley, is four bays wide and contains loading bays in the first story.

The interior space is set within an open floor plan with numerous iron columns rising to support the floor above. The first and second floors have been previously altered with numerous wall partitions. The upper floors are largely devoid of partition walls. Overall, the interior of the building is functional in appearance with few distinctive architectural details.

2. Lowe Brothers Paint Company Building (1893) 452 East Third Street

This building is located along East Third Street with an alley adjacent to its east facade. It stands six stories high and three bays wide along the main facade. The vertical emphasis of its main facade is typical of late 19th century commercial design. The first story of the building contains twin storefronts with iron piers and three-pane transoms. The paired windows of the upper stories contain 2/2 lights and feature slip sills; the taller, sixth-story sashes are surmounted by narrow two-pane transoms. Stone belt courses serve as continuous lintels. Brick pier and spandrel construction articulates the main facade. The sixth story is marked by an emphatic brick belt course and culminates in a brick cornice and low, square parapet.

The first-floor interior has been altered over the years with plain wall partitions dividing the space into small and large rooms. At the upper floors, the amount of wall partitioning varies with some floors exhibiting an open floor plan with few partitions. Very little architectural detail was

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East Third Street Historic District
Montgomery County, Ohio

7. Description (continues)

incorporated into the interior of the building.

**3. Weakley and Worman Wholesale Grocers Building (1910)
502-504 East Third Street**

This building stands to the east of the alley. It is four and a half stories tall and is faced in mottled-finish brown fired brick with stone accents at the main facade. The upper-story front elevation is framed by brick pier and spandrel construction and is dominated by a pair of monumental double arches located at the fourth story. The arches spring from stone capitals at the piers, and plain keystones terminate the arch treatment. Overall, windows are grouped in threes with 1/1 wooden sashes that terminate with slip sills. The upper story is pierced by a series of circular and rectangular windows with small fixed sash. The storefront exhibits plain iron columns rising to support a deep lintel with minimal cornice detail. The twin storefronts are slightly recessed and retain triple transoms, plate glass display windows and plain lower panels. The rear exterior exhibits three window bays at each of the upper floors separated by brick piers.

The building's interior is plain in overall execution with no significant architectural details. Fire damage is evident on the fourth floor.

**4. Keogh and Rike Paper Company Building (1901)
508 East Third Street**

Similar in design to 502-504 East Third Street, yet built on a smaller scale, this building rises to four stories and is articulated by a one-bay facade treatment. Its narrow facade contains a single, monumental arch, anchored by a scrolled keystone, at the fourth floor. Ornate stone impost blocks align with the third-story sills and crown the brick piers. The fourth story is embellished with blind circular and rectangular brick panels. The original cornice has been removed. The facade is clad with a distinctive running bond wall treatment. Like that of its neighbor, the

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East Third Street Historic District
Montgomery County, Ohio

7. Description (continues)

building's storefront is supported by iron piers supporting a heavy lintel. Its four-part display window rests atop lower panels. The double-door entry bay exhibits paired half glass and wood panel details and is surmounted by a large single transom.

The interior space exhibits brick walls and few significant architectural details.

5. Canby, Ach and Canby Building (1893)
510 East Third Street

The Canby, Ach and Canby Building is a six-story edifice of large scale and monumental aspect. The building exhibits a clear demarcation between the first two stories, whose clean lines enframe large storefront bays and triple window and transoms at the second floor. The lower two stories are treated as a single entity, embraced by tall, paneled piers decorated with roundels and topped by composite capitals, and by a deep lintel with narrow cornice. The twin storefronts feature a series of hinged, folding doors with small, multi-pane sash, some of which contain wire-embedded glass. The east unit retains half-glass and wood panel doors. A rolling door, which appears to date from the mid 20th century, has been inserted in the east storefront. In contrast to its neighbors, the storefronts are not pedestrian-oriented, intended for the display of merchandise, but appear set up for ease of moving goods in and out, likely for warehousing or production operations. The second story contains single-pane pivot sash and transoms. The upper stories of the building are faced with brown brick; lintels and sills of orange sandstone provide contrast. The third and fourth stories are articulated by six narrow, 1/1 wooden rectangular windows. the sixth floor exhibits small rectangular windows with 1/1 wooden sashes. Slender brick piers frame the bays. An arcaded corbel table adds interest to the lower part of a plain brick parapet.

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East Third Street Historic District
Montgomery County, Ohio

7. Description (continues)

6. American Cigar Company Building (1903)
516 East Third Street

The American Cigar Company Building is a six-story building, large in scale, with cubical massing. The broad, four-bay facade and six-bay east facade denote the massing of the building. The main and east side exterior facades are clad in tan fired brick. Five narrow brick piers rise up the main facade and, in combination with the brick spandrels, enframe the individual three-sash window bays. The sixth story is lit by a series of twelve-over-twelve sash and enframed within a continuous terra cotta surround. A low parapet with terra cotta coping rises to terminate the upper level of the building. The four-part storefront has been altered with new tinted glass and doors, and stone veneer has been added at a portion of the lower panels. The east facade is similar in wall and bay construction to the main facade and exhibits similar window construction. Several fire escapes are present. The rear facade is plain in detail with no significant features. A parking lot adjoins the building on the east.

The first floor interior contains a partitioned office section behind the main facade and a large open industrial space toward the rear. The upper floors are large in space and volume and exhibit limited added partitions. A plain stairwell is found at the rear of the building. Each floor of the building is joined to the adjacent building by openings that have been cut through the walls.

Incorporated within the district is a brick paver alley that extends south along the east side from West Third Street. It is of stretcher bond brick construction and illustrates a building technique applied to a transport structural element. It also makes a visual contribution to the feeling, association, and historical development of the district.

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East Third Street Historic District
Montgomery County, Ohio

8. Statement of Significance

The East Third Street Historic District meets Criterion A for its significance in the area of industrial development of Dayton, Ohio beginning in 1893 and continuing into the 20th century. The district evolved as a location for light industry and warehousing in the late 19th and early 20th century due to the incorporation of a spur rail line and East Third Street thoroughfare. During its period of significance, the district was home to a remarkable variety of businesses including wholesale grocery companies, coffee roasters, tobacco wholesalers, paper distributors, and a paint manufacturer. Several of these businesses are notable for their longevity. The district is also significant under Criterion C in the area of architecture for its contribution to the architectural development of industrial buildings in Dayton during the late 19th and early 20th centuries. The district exhibits a varied collection of Commercial style architecture as applied to industrial use buildings. All of the buildings are well preserved and retain such features as decorative masonry details, parapets, and cornices, as well as original windows and most storefronts. A cohesive entity, the district is free of intrusions and vacant lots. The district includes 6 distinctive buildings and each contributes to the district's significance.

Historical Development

Prior to construction of the present buildings, the block now encompassed by the East Third Street Historic District was the location of several small-scale commercial buildings and storage for a coal and lumber yard. By the late 1880s, a rail spur had been constructed behind the buildings to facilitate rail shipment of products produced just west of Wayne Avenue by companies that manufactured a variety of building construction products and brass valves.

During the late 19th century the blocks directly east of Dayton's central business district developed as a light industrial and warehousing district. This was a continuation of the industrial development that had emerged as the result of activities associated with the Miami and Erie Canal, which was located approximately one block west of the district. (The canal has since been filled in and is now known as Patterson Boulevard). During the mid 19th century another form of transportation helped foster the development of the district. By the 1860s the area was served by

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East Third Street Historic District
Montgomery County, Ohio

8. Statement of Significance (continues)

several railroad lines which facilitated the movement of freight into and out of the central city. A review of Sanborn fire insurance maps of Dayton indicate that this trackage was shared by several railroads from the late 19th through mid 20th centuries; during the late 1890s it was used by the Cincinnati, Hamilton and Dayton and the Pittsburgh, Cincinnati, Chicago and St. Louis Railroads. The East Third Street district proved an ideal location for industrial activity because of its proximity to these rail lines.

The present historical development of the district began in 1893, when J. G. and M. Lowe, operators of a nearby paint manufacturing company sold three contiguous parcels of land to Eugene J. Barney, former president of Barney and Smith Railroad Car Manufacturing Company, for \$20,000. In that same year, Barney constructed the Barney/Throckmorton Building (#1: 424 East Third Street), then known as the Barney Power Building. For Barney, this was an opportunity that continued his activities in real estate development. Prior to the construction of the Barney/Throckmorton building, he had built several other industrial buildings for real estate speculation in downtown Dayton. The Barney/Throckmorton Building was developed as a loft building designed to be rented to a variety of light industrial users. Also in 1893, the Lowe Brothers Paint Company Building (#2: 452 East Third Street) was built. This firm manufactured oils, paints, varnishes, and artists' and painters supplies. This building was an expansion of a paint and varnish factory that had been constructed by the Lowe Brothers just south of the district on Wayne Avenue. Additionally in 1893, the Canby, Ach, and Canby Building (#5: 510 East Third Street) was constructed. This firm specialized in the roasting of coffee, milling of spices, and distribution of a variety of food products that included peanut butter, baking soda, extracts, and wet mustard. The Keogh and Rike Paper Company Building, dealers in paper and printers supplies, (#4: 508 East Third Street) was constructed in 1901. This was followed by the American Cigar Company Building (#6: 516-520 East Third Street) in 1903. Finally, in 1910, the Weakley and Worman Wholesale Grocers Building (#3: 502-504 East Third Street) was built. This company acted as wholesalers of a variety of grocery products, especially canned and dry goods that were sold to numerous grocery stores within the Dayton area.

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East Third Street Historic District
Montgomery County, Ohio

8. Statement of Significance (continues)

Two firms had relocated from elsewhere in the central city: both Lowe Brothers and Weakley and Worman had formerly been located on North Main Street.

Through the 1910s, several of the original businesses, including Lowe Brothers and Canby, Ach and Canby, continued to occupy the block. By the mid 1920s, however, most were no longer there or had been absorbed by other companies. Numerous small companies were found at the Barney/Throckmorton Building, Weakley and Worman continued to do business at 502-504 East Third Street until about 1925; in 1927 the Cincinnati Grocery Company is listed at that address. During the 1920s and 30s parts of the building were occupied by the Haas Tobacco Company of Cincinnati; Dayton Economy Drug Company, a wholesale pharmaceutical concern; and International Proprietaries, another drug company. Keogh and Rike Paper remained at 508 East Third Street until the mid 1910s; after 1919 the company is listed as the Dayton branch of the Whitaker Paper Company. By 1925 the building was occupied by the Charles Brenner Company, a wholesale tobacco firm; Brenner was succeeded in 1927 by the Lindmueller Tobacco Company, who remained there for ten years. In the 1930s, Canby, Ach and Canby became part of the William Scull Coffee Company of Camden, New Jersey; Scull continued to occupy 510 through the 1940s. The American Cigar Company remained at 516-520 East Third until 1932; the Adamson Wholesale Grocery then occupied the building until 1948.

By the 1940s, more marginal businesses began to occupy the block; turnover became more frequent and vacancies more common. From the 1940s through the early 1960s, for example, the Barney/Throckmorton Building at 424-444 East Third Street was occupied by an auction house, a paper cup business and a storage concern. By 1956, both 510 and 516-520 were empty. In contrast, Lowe Brothers continued to occupy their original space through the 1960s.

Architectural Development

The East Third Street Historic District includes a distinguished collection of early Commercial style light industrial buildings which, as a group, illustrate aspects of the development of the style

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East Third Street Historic District
Montgomery County, Ohio

8. Statement of Significance (continues)

within Dayton from 1893 to 1910. The Commercial style is defined primarily by its three-part composition of base, shaft and capital or crown floor, and by its wall treatment of piers and spandrels. Wall treatment articulated by piers and spandrels also is characteristic of the Commercial style.

The Lowe Brothers Building (#2: 452 East Third Street) was constructed with simple design and vertical emphasis in 1893. It exemplifies the utilitarian detailing of early Commercial style buildings. Many Commercial styled buildings, however, reflected the architectural trends of the day. For example, some Commercial styled buildings built in the 1890s or early 1900s, often show the influence of the Queen Anne or Romanesque Revival styles. The great mass of the Barney/Throckmorton Building (#1: 424-444 East Third Street), built 1893, is ornamented by decorative brickwork, including jack arch lintels, arcaded corbel tables and arched upper-story sash; these small-scale masonry details recall the Queen Anne style, which achieved great popularity for commercial buildings in the state during the decade. The Canby, Ach and Canby Building (#5: 510 East Third Street), also built in 1893, features arcaded spandrels that recall the Romanesque Revival style. The building's polychrome wall treatment, contrasting brown brick with orange sandstone, is unique on the block. The Keogh and Rike Paper Company Building (#4: 508 East Third Street) constructed in 1901 and the Weakley and Worman Wholesale Grocers Building at (#3: 502-504 East Third Street and constructed in 1910 are dominated by monumental, keystone arches that evoke the Renaissance Revival motif. Commercial buildings built in the early 20th century generally exhibit a larger proportion of window to wall area than earlier examples. Such buildings may feature flatter surfaces and incorporate new materials such as terra cotta. The American Cigar Company Building (#6: 516-520 East Third Street), built 1903, illustrates this trend with its large expanses of windows, minimal cornices and terra cotta ornament.

While each building in the district is unique, the block presents a unified composition. Overall, the buildings range from four to six stories and are unified by their materials of construction and composition. The base of most of the buildings is delineated by one or more storefronts framed by iron piers; in the case of the Canby, Ach and Canby Building, the base includes the second story.

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East Third Street Historic District
Montgomery County, Ohio

8. Statement of significance (continues)

The upper stories of the buildings feature windows set within spandrels framed by piers, while continuous sills or string courses offer horizontal balance. The top most stories are mostly emphasized by larger or taller windows and crowned by projecting cornices or parapets. All the buildings are faced with fired or glazed brick. They are accented with decorative masonry treatments including arches, belt or string courses, and corbel tables executed in brick or limestone. Window treatment, while varied, consists of large, multi-light sashes, often grouped in twos and threes.

The buildings of the district manifest a high degree of integrity, both individually and collectively. Most are virtually unaltered above the first story, retaining original detailing and windows. While the cornice of the Keogh and Rike Paper Company Building (#4: 508 East Third Street) has been removed, those of the other buildings remain in place. Although several of the buildings' storefronts have been altered, they retain a basic framework of original elements including iron piers and lintels, and some feature original doors as well. The well-preserved twin storefronts of the Weakley and Worman Wholesale Grocers Building (#3: 502-504 East Third Street) retain their historic glazing and decorative double-leaf doors, and the storefront of the Keogh and Rike Paper Company Building (#4: 508 East Third Street) still includes a four-part display window, double doors and transom. The double storefronts of the Canby, Ach, and Canby Building (#5: 510 East Third Street) display distinctive hinged, folding doors that appear to date from the early 20th century. While the interiors of the buildings have been altered and partitioned at various times, this does not significantly diminish their integrity because they were built with minimal architectural details.

Historical Context

The historical evolution of the East Third Street Historic District is one that illustrates an evolution of light industrial development predicated by locational advantage. The creation of rail and road transport systems, especially the construction of a rail spur directly behind the buildings offered a locational advantage. The rear facades of these buildings incorporated loading

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East Third Street Historic District
Montgomery County, Ohio

8. Statement of significance (continues)

dock doors at a height that matched the height of rail box cars. The ability to receive raw materials and finished goods as well as ship products, at that time, by the latest transport technology was of extreme benefit to companies desiring a site locational advantage. Most of the businesses and companies associated with the development of the district utilized the rail spur and Third Street to connect with suppliers and customers.

It must be mentioned that the Webster Station area, the area within which the East Third Street Historic District is situated, was one crossed by several rail spurs. As such, other companies also located within the broader area. Since the area was located in close proximity to Dayton's downtown where manufacturing activities existed and near the older Miami and Erie Canal, the Webster Station area attracted numerous industrial firms from ca. 1880 into the 1940s (refer to the *Historic and Architectural Resources of the Webster Station Area*, Multiple Property Documentation Form for a description.

The industrial buildings located within the East Third Street Historic District contributed to this development. The district is important because it illustrates the variety of land uses that were important to the economic development of the city. Within the district, buildings housed not only small diverse companies looking for space within which to do business, but also medium sized businesses that undertook light manufacturing or distribution. By the character of the land uses that utilized these buildings, the nature of light industrial development was defined. The varied activities were necessary and in demand to supply the city. Within Dayton today, no other grouping of late 19th and early 20th century buildings is found that reflect the diversity of uses that were sustained. They contributed to a period in Dayton's development within which light industrial activities were extremely important to economic growth.

Architectural development in the district reflects a period when the Commercial style explored various motifs and detailing to accentuate industrial building facades. The use of popular motifs such Queen Anne, Romanesque, and Revival in addition to functional detailing distinguished commercial building, one from another. The juxtaposition of this varied mix of detailing has created a group of Commercial styled buildings that reflect the architectural thought applied to

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East Third Street Historic District
Montgomery County, Ohio

8. Statement of significance (continues)

commercial architecture. Although good and excellent examples of Commercial architecture built in the late 19th and early 20th century are located in Dayton, there does not exist a grouping that reflects the number or architecture diversity of buildings that exist within this district. Additionally, each building contributes to the architectural significance of the district. Few alterations and minimal additions detract from the architectural integrity. When considered as a group, no other collection of turn of the century industrial buildings within Dayton expresses such a strong sense of design relatedness, integrity of location, overall setting, feeling and association.

The buildings located within the East Third Street Historic District do not exist in isolation. Immediately across East Third Street and along Wayne Avenue, are found additional industrial buildings that are significant to the late 19th and early 20th century contribution to Dayton's industrial land use and Commercial architecture development. A National Register nomination had been previously prepared to incorporate this greater area. However, due to a significant number of owner objections to the proposed nomination, that nomination was tabled and revised to incorporate only the properties included within this nomination.

9. Major Bibliographical References

Bering, S. M. (1955)

A History of Dayton Industries

Cellarius Map and Atlas Company (1931)

Atlas of the City of Dayton

City of Dayton Planning Department

Various maps

Conover, Charlotte R. (1932)

Dayton, Ohio: An Intimate History, Lewis Publishing Company, New York.

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9) Major Bibliographical References (continues)

Drury, A. W. (1909)

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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
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East Third Street Historic District
Montgomery County, Ohio

10. Geographical Data

Boundary Description

The East Third Street Historic District is located within the corporate limits of Dayton, Ohio and contained within the following location. Beginning at the eastern intersection of East Third Street and Wayne Avenue, thence east along the south right-of-way of East Third Street for 416 feet to the east side of the brick paver alley, thence south 137' along the east side of the alley, thence west across the alley and along the rear property lines of lots 8901 thru 8907 for 348', thence northwest along the east property line of Wayne Avenue 151' to the point of beginning.

Boundary Justification

The boundaries of the East Third Street Historic District contain those buildings and brick paver alley structure that contribute to the historic and architectural development of late 19th and early 20th century industrial architecture in Dayton, Ohio.

12. Additional Documentation

Photograph key

Name of Property: East Third Street Historic District (same for all photographs)

Location: Montgomery County, Ohio (same for all photographs)

Photographer: Margo Warminski (same for all photographs)

Date taken: February, 2000

Location of negatives: Historic Preservation Associates

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

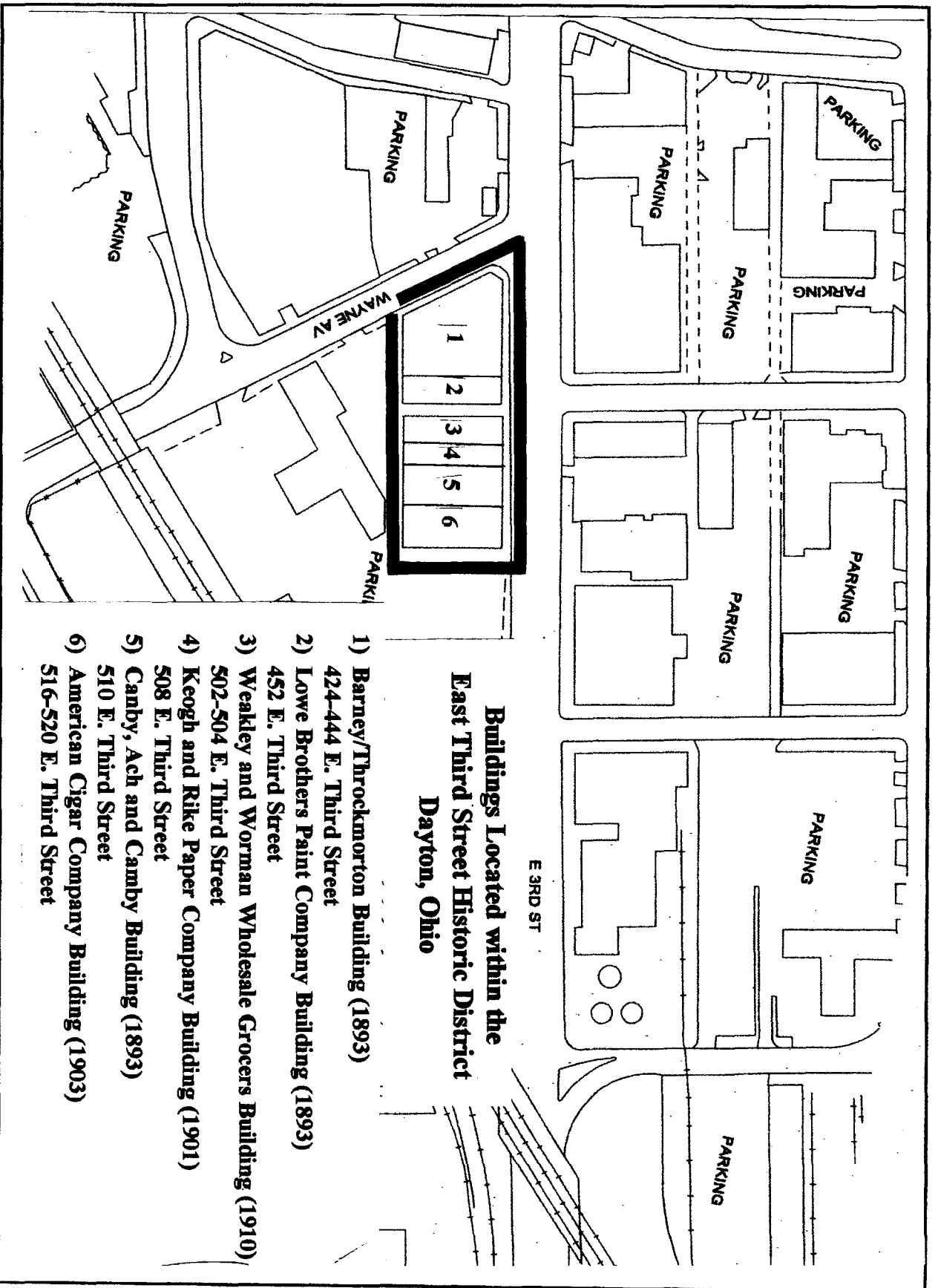
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East Third Street Historic District
Montgomery County, Ohio

12. Additional Documentation (continues)

Views of Photographs:

- 1) General view of buildings looking towards west along the south side of East Third Street.
- 2) View of north facade of Barney/Throckmorton Building (#1: 424-444 East Third Street).
- 3) View of Barney/Throckmorton Building and Lowe Brothers Paint Company Building (#2: 452 East First Street).
- 4) View of Keogh and Rike Paper Company Building (#4: 502-504 East Third Street) and Canby, Ach and Canby Building (#5: 510 East Third Street).
- 5) View of north facade of American Cigar Company Building (#6: 516-520 East Third Street)
- 6) View of alley brick detail located immediately east of the American Cigar Company Building.
- 7) View looking east of rear facades of all buildings located in district.
- 8) View looking west along East Third Street at historic district on south side (left) and adjacent buildings on the north side (right).



**Buildings Located within the
East Third Street Historic District
Dayton, Ohio**

- 1) Barney/Throckmorton Building (1893)
424-444 E. Third Street
- 2) Lowe Brothers Paint Company Building (1893)
452 E. Third Street
- 3) Weakley and Worman Wholesale Grocers Building (1910)
502-504 E. Third Street
- 4) Keogh and Rike Paper Company Building (1901)
508 E. Third Street
- 5) Canby, Ach and Canby Building (1893)
510 E. Third Street
- 6) American Cigar Company Building (1903)
516-520 E. Third Street